

056.A

0001

0005.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

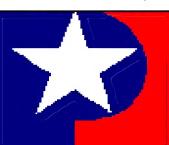
230,700 / 230,700

USE VALUE:

230,700 / 230,700

ASSESSED:

230,700 / 230,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		OLD COLONY LN, ARLINGTON

OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	5
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -
Street 1:	4 NEWMAN WAY
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02476	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Wood Shingle Exterior and 655 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	230,700			230,700		
							149770
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

PREVIOUS ASSESSMENT								Parcel ID	056.A-0001-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	224,200	0	.	.	224,200	224,200	Year End Roll	12/18/2019
2019	102	FV	206,500	0	.	.	206,500	206,500	Year End Roll	1/3/2019
2018	102	FV	171,100	0	.	.	171,100	171,100	Year End Roll	12/20/2017
2017	102	FV	159,300	0	.	.	159,300	159,300	Year End Roll	1/3/2017
2016	102	FV	159,300	0	.	.	159,300	159,300	Year End	1/4/2016
2015	102	FV	150,200	0	.	.	150,200	150,200	Year End Roll	12/11/2014
2014	102	FV	144,500	0	.	.	144,500	144,500	Year End Roll	12/16/2013
2013	102	FV	144,500	0	.	.	144,500	144,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No	L	
	20896-277		12/1/1990		275,000	No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/10/2017									Measured		DGM	D Mann											
5/6/2000										197		PATRIOT											

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																												
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.																																
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:																																			
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																			
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																			
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average																																			
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																																			
Sec Wall: 1	%			OthrFix: 1	Rating:																																			
Roof Struct: 1	- Gable			OTHER FEATURES				RESIDENTIAL GRID																																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1							# Units: 1																								
Color: BRICK				A Kits: 1	Rating:			Level	FY	LR	DR					D	K	FR	RR	BR	FB	HB	L	O																
View / Desir: N	- NONE			Fpl: 0	Rating: Average			Other																																
GENERAL INFORMATION				WSFlue: 1	Rating:			Upper																																
Grade: C	- Average			CONDOS INFORMATION				Lvl 2																																
Year Blt: 1965	Eff Yr Blt:			Location: F	- Front			Lvl 1																																
Alt LUC:	Alt %:			Total Units: 1				Lower																																
Jurisdct:	Fact: .			Floor: 2	- 2nd Floor			Totals	RMs: 3	BRs: 1	Baths: 1	HB: 0																												
Const Mod:				% Own: 0.466899991				REMODELING				RES BREAKDOWN																												
Lump Sum Adj:				Name: 24 - 6039				Exterior:	No Unit	RMS	BRs	FL																												
INTERIOR INFORMATION				DEPRECIATION				Interior:	1	3	1	0																												
Avg Ht/FL: STD				Phys Cond: AV	- Average			Additions:																																
Prim Int Wall: 2	- Plaster			Functional:				Kitchen:																																
Sec Int Wall: 1	%			Economic:				Baths:																																
Partition: T	- Typical			Special:				Plumbing:																																
Prim Floors: 3	- Hardwood			Override:				Electric:																																
Sec Floors: 1	%			Total: 30.6	%			Heating:																																
Bsmnt Flr:				CALC SUMMARY				General:	1	3	1																													
Subfloor:				Basic \$ / SQ: 320.00				COMPARABLE SALES																																
Bsmnt Gar:				Size Adj.: 1.41603053				Rate	Parcel ID	Typ	Date	Sale Price																												
Electric: 3	- Typical			Const Adj.: 1.00969899																																				
Insulation: 2	- Typical			Adj \$ / SQ: 457.525																																				
Int vs Ext: S				Other Features: 32729																																				
Heat Fuel: 3	- Electric			Grade Factor: 1.00																																				
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000																																				
# Heat Sys: 1				NBHD Mod: 1																																				
% Heated: 100				LUC Factor: 1.00																																				
Solar HW: NO				Adj Total: 332408								WtAv\$/SQ:			AvRate:			Ind.Val																						
% Com Wall				Depreciation: 101717																																				
				Depreciated Total: 230691																																				
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:																				
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0001-0005.0												IMAGE				AssessPro Patriot Properties, Inc																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																
More: N	Total Yard Items:				Total Special Features:				Total:																															